

# November 19, 2013 Board Meeting

## REGULAR MEETING OF THE BOARD OF COMMISSIONERS

Fosco Park Fieldhouse  
1312 South Racine, Chicago, Illinois

Tuesday, November 19, 2013

8:30 a.m.

### AGENDA

#### I. Roll Call

#### II. Closed Meeting

- Commissioners will vote on whether to go into closed meeting pursuant to the Open Meetings Act, 5 ILCS 120/2, to discuss matters under the following exceptions: personnel related matters under (c)(1); and pending/imminent/probable litigation under (c)(11).

#### III. Open Session - Roll Call

#### IV. Centering Thoughts – Commissioner Mildred Harris

#### V. Approval of Closed and Open Minutes for the following meetings: October 15, 2013.

#### VI. Presentation of Resolutions and Committee Reports

##### Closed Meeting

- Settlement Agreement in the matter of Eric Watts 11 L 5168.
- Approval to pay attorneys' fees and expenses to Nora & Tanzillo, LLC in the matter of Theresa Palmer vs. CHA and HHDC.

##### Personnel Committee Report - Mark Cozzi, Commissioner

- Acceptance of Personnel Action Reports for the month of October 2013.
- Approval of proposed Personnel Actions for November 2013.
- Recommendation to amend delegation of certain personnel related authority to the Chief Executive Officer.

##### Joint Operations & Facilities and Finance Committee Report - Jack Markowski, Chairman of the Operations Committee

- Recommendation to submit a Mixed-Finance Proposal and Evidentiary Documents to HUD for Legends South Phase C-3; commit CHA funds up to \$10,000,000 for the Legends South Phase C-3 Development; approve Tenant Selection Plan, Lease, Lease Riders and ByLaws for Legends South Phase C-3 and amend the CHA ACOP to incorporate such documents as an addendum thereto and perform other actions as may be necessary to implement the foregoing.
- Recommendation to submit a Mixed-Finance Proposal and Evidentiary Documents to HUD for Rosenwald Apartments; commit CHA funds up to \$18,500,000 for Rosenwald

Apartments; approve HAP contract for 60 senior units and perform such actions as may be necessary to implement the foregoing.

**Operations & Facilities Report - Bridget Reidy, Chair**

8. Recommendation to approve an Intergovernmental Agreement between the CHA and City of Chicago for Land Exchange within or nearby the Former Harold Ickes Homes and William Green Homes; submit Acquisition and Disposition Applications to HUD to dispose of 2200-58 S. State and 2301-57 S. Dearborn and Acquire 1450 N. Larrabee and 1500 No. Larrabee and perform such actions as may be necessary to implement the foregoing.
9. Recommendation to award contract for Architectural and Engineering services for the renovation of the Fannie Emanuel (Parkview) Senior Apartments. Recommended Awardee: Holabird & Root, in the amount of \$1,107,230.

**Finance Committee Report – Adela Cepeda, Chair**

10. Recommendation to award 12 contracts for Authority-wide Architectural and Engineering Services. Recommended Awardees: Globetrotters Engineering Corp.; Harley Ellis Devereaux; Hasbrouck Peterson Zimoch Sirirattumrong; Holabird and Root, LLC; Koo and Associates, Ltd; Pappageorge Haymes Partners; Perimeter Architects; Roula Associates Architects; Schroeder Murchie Niemiec Gazda-Aukainis Architects, Ltd.; Smith Harding, Joint Venture; Solomon Cordwell Buenz; SPAAN Tech, Inc. Each contract will be for an amount not-to-exceed \$750,000 and an additional \$26,000,000 as set aside reserve capital for a total aggregate amount not-to-exceed \$35,000,000.
11. Recommendation to approve Contract Modifications for various CHA Projects with the following contractors: Old Veteran, in the amount of \$514,295.19 and Madison Construction Company in the amount of \$90,127.90 for a cumulative total of \$604,423.09.
12. Recommendation to award contract for Exterior Facade Improvements and Life Safety Upgrades at Armour Square Apartments and Annex. Recommended Awardee: Madison Construction Company, in the amount of \$17,477,223.
13. Recommendation to execute an Agreement to enter into a Housing Assistance Payments Contract for Veterans New Beginning.
14. Recommendation to approve Intergovernmental Agreement with the City of Chicago Police Department for Supplemental Police Services for FY2013 and FY2014 for a total amount not-to-exceed \$12,000,000.
15. Recommendation to approve Intergovernmental Agreement for Fuel Supply and Vehicle Maintenance, Car Wash, Road and Towing Services between the City of Chicago and the CHA, in an amount not-to-exceed \$250,000.00 for the period of January 1, 2014 to December 31, 2017.
16. Recommendation to award contract for Website Development and Implementation of www.thecha.org. Recommended Awardee: Clarity Partners, LLC, in the base contract amount of \$144,230 and one-year option of \$16,200 for an aggregate not-to-exceed total amount of \$160,430.
17. Recommendation to approve option year two in a not-to-exceed amount of \$217,413 and option year three in a not-to-exceed amount of \$228,284 of the contract with AON Risk Services, Inc. of Illinois for Brokerage and Consulting Services.

**Tenant Services Committee Report - Mildred Harris**

18. Recommendation to authorize the exercise, at the discretion of the CEO or his designee, the two, one-year options of the contract with Educational Data System, Inc., in the amount of \$1,397,954, for each option year respectively, subject to funding availability and satisfactory contract performance.
19. Recommendation to approve award of contract to Heartland Human Care Services to provide the Family Self Sufficiency Program, for a one-year base term in an amount Not-to-exceed \$1,256,523. And with three-one year options exercisable at the CEO or his designee discretion, subject to funding availability and satisfactory contract performance in the amount of \$1,284,779; \$1,319,298 and \$1,358,887 for the first, second and third option years respectively.

**VII. Report from Chief Executive Officer – Michael Merchant**

**VIII. Public Participation**

**IX. Adjournment**